

## Letter of Intent 10030 East Arapahoe Redevelopment

Kimley-Horn and Associates, Inc. is pleased to be submitting the Neighborhood Meeting Package for the above-referenced project on behalf of Asbury Automotive Group (the “Site Developer”).

### **GENERAL PROJECT INFORMATION**

The Site is located on the south side of East Arapahoe Road between S Galena St and S Emporia St. It is denoted as Lot 1, Block 1 of the Ker Automotive Administrative Amendment. More specifically, the Site is located in the Northeast quarter of Section 27, Township 5 South, Range 67 West of the Sixth Principal Meridian, City of Centennial, County of Arapahoe, State of Colorado. The Site is bound by East Arapahoe Road to the north, commercial development to the east and west, and bound to the south by the City of Greenwood Village’s maintenance facility to the south. The Site totals approximately 9.16-acres; it is anticipated that the total lot area impacted as part of the proposed re-development is approximately 5.85-acres. The Site is zoned General Commercial (GC) based on the latest published Zoning Map for the City. Vehicle sales is a *Limited Use* within the GC zoning, no rezoning is anticipated.

### **SITE IMPROVEMENTS**

The current site is made up of a single lot and in total is approximately 9.16 acres made up of an existing Nissan Dealership. There are currently two existing structures. The existing smaller structure and the northern portion of the main structure will be removed. The northern portion of the main structure will be reconstructed. The proposed development is anticipated to consist of one new building with a freestanding drive thru car wash located south of the modified structure. The modified main structure will include a showroom, vehicular service, parts & maintenance and vehicle sales.

#### Parking, Traffic and Vehicle Circulation

Parking for guests, employees and display vehicles will be provided on site consistent with City criteria. The existing accesses into the site will not be altered. Vehicular circulation internal to the site will be provided for both deliveries and emergency access. The proposed structure and access to the site will not negatively impact the surrounding rights-of-way or development. Existing covered parking on the site will remain in place.

#### Sanitary Sewer

There is an existing sanitary sewer main that runs north of the site within E Arapahoe Road. Sanitary sewer services will extend from the existing main to serve the proposed structures. It is understood that the site lies within the Castlewood Water and Sanitation District and separate water and sanitary improvements plans will be required as part of this project for review for by the District.

#### Water

There is an existing 30-foot water easement that loops within the site for existing hydrants and building services; it is anticipated that the meter serving the existing buildings will be removed or relocated. New or relocated building water services will continue to be served by the existing water main within the site. A portion of the existing water main and easement will need to be rerouted within the property to provide ample space. It is understood that the site lies within the Castlewood Water and Sanitation District and separate water and sanitary improvements plans will be required as part of this project for review for by the District.

#### Dry Utilities

The existing electrical equipment on-site will generally remain in place and below grade electric lines will be re-routed around the modified site. Electric, gas, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for relocation, design and necessary service extensions, facilities, and easements for the new buildings.



#### Stormwater

It is anticipated that runoff developed on-site will be collected in roof and storm drain systems and will be conveyed inlets and drains located around the site. Per preliminary coordination with SEMSWA, the site lines within the Cherry Creek Basin and is tributary to the Peoria Street Pond for 100-year detention and water quality treatment provided the site impervious value remains less than or equal to 81%. It is anticipated that pre-treatment of stormwater prior to discharging from the site will be required and is planned to be provided in the new landscape areas throughout the Site.

#### Plat/Easements

Vacated and proposed easements will be dedicated as part of a subdivision plat amendment or by separate document as required by the City or District.

#### Landscaping

New landscaping and irrigation will be proposed within the limits of the disturbed area. New landscape areas are proposed in order to demonstrate compliance with the City requirements for minimum landscape surface coverage.

#### Signage

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City.

### **PROJECT PROCESSES**

The Project will be processed through the City of Centennial, SEMSWA and Castlewood Water and Sanitation District for entitlement, construction document, and building permit reviews.

We are excited to work with the City look forward to delivering a project that the City and this project team are proud of.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2327.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Shelby Madrid".

Shelby Madrid, PE,